



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

June 14, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West temple Street
Los Angeles, CA 90012

Dear Supervisors:

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

**DEPARTMENT OF PUBLIC WORKS:
ARCADIA PARK POOL AND POOL BUILDING RENOVATION PROJECT
APPROVE REVISED PROJECT BUDGET
AWARD DESIGN-BUILD CONTRACT
AWARD SUPPLEMENTAL AGREEMENT
APPROVE YOUTH EMPLOYMENT PLAN
SPECS. 6784; CAPITAL PROJECT NO. 86486
(FIFTH DISTRICT) (3 VOTES)**

SUBJECT

The recommended actions will find the Project exempt from the California Environmental Quality Act, approve the revised Project budget, award and authorize the Director of Public Works to execute a supplemental agreement with Sparano + Mooney Architecture for design-build support services, and award a design-build contract to PCL Construction Services, Inc. for the Arcadia Park Pool and Pool Building Renovation Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed Arcadia Park Pool and Pool Building Renovation Project is categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the Project.
2. Approve the revised total Project budget of \$10,003,322 for the Arcadia Park Pool and Pool Building Renovation Project, Capital Project No. 86486.

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3. Award and authorize the Director of Public Works to execute Supplemental Agreement 3 to Contract PW-13411 with Sparano + Mooney Architecture to provide design-build support services for a \$100,000 not-to-exceed fee for the Arcadia Park Pool and Pool Building Renovation Project.
4. Find that PCL Construction Services, Inc., is the Lowest Responsive and Responsible Bidder that submitted the most advantageous and best value proposal for design and construction of the Arcadia Park Pool and Pool Building Renovation Project, and award a design-build contract to PCL Construction Services, Inc., for a contract sum of \$7,106,721, contingent upon receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds, and evidence of required contractor insurance filed by PCL Construction Services, Inc.
5. Adopt the Youth Employment Plan as required by the County of Los Angeles Regional Park and Open Space District's Procedural Guide.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTION

Approval of the recommended actions will find the Project exempt from the California Environmental Quality Act (CEQA), approve the revised Project budget, award and authorize the Department of Public Works (Public Works) to execute a supplemental agreement for design-build support services, and award a design-build contract for the Arcadia Park Pool and Pool Building Renovation Project, located at 405 South Santa Anita Avenue in Arcadia, California.

Project Implementation

The Project will be completed using two contract phases. One contract will be a design-build contract, which will include demolition and reconstruction of the Pools and Pool Building and the other contract will be through a Job Order Contract (JOC) to upgrade an on-site fire hydrant for the aquatic complex.

The design-build contract project will consist of demolition of the existing approximately 7,300-square-foot pool building, 8,400-square-foot competition swimming pool, and 3,200-square-foot wading pool; development of a new aquatic complex, including an approximately 8,200-square-foot pool building with changing rooms, restrooms, a classroom, staff offices, and storage, utility, and mechanical rooms; and construction of a 6,150-square-foot competition swimming pool, a 6,300-square-foot recreation and therapy swimming pool with an integrated splash pool, and associated site

improvements, including replacement of walkways, fencing, benches, and underground utilities and installation of ornamental landscaping at the aquatic complex.

Also, as part of the Project, an existing on-site fire hydrant will be upgraded to meet the current fire flow protection requirements for the new aquatic complex. This work will be completed as a separate contract by Public Works using a JOC prior to the opening of the new aquatic complex.

Construction of the new aquatic complex is scheduled to begin immediately after the end of the 2011 summer pool season. The new aquatic complex is scheduled to be completed by June 2012.

Design-Build Contract Award

On June 17, 2008, your Board approved the use of design-build contracting as an option for delivering County capital projects. Design-build was selected as the most appropriate project delivery method to meet the aggressive and compressed schedule for this Project.

Based on the criteria stated in the Request for Proposals (RFP), PCL Construction Services, Inc. (PCL) submitted the most advantageous and best value proposal for design and construction of the proposed Project.

We recommend awarding the design-build contract for a not-to-exceed contract sum of \$7,106,721, including \$161,126 for demolition of the existing pool facilities and \$67,805 for achievement of the United States Green Building Council Leadership in Energy and Environmental Design Silver level certification for the Project.

The demolition of the existing pool facilities was originally going to be handled by Public Works as a separate contract using a JOC. In an effort to better manage and expedite the demolition work in coordination with the new construction, this work is now included as part of the recommended design-build contract.

Sparano + Mooney Supplemental Agreement

On October 5, 2010, your Board awarded an agreement to Sparano + Mooney Architecture (SMA) to provide the preliminary design and prepare scoping documents for the Project for a \$310,000 not-to-exceed fee. Since that time, two supplemental agreements have been awarded to SMA for additional design and consultant services, increasing the total contract value to \$365,360. Under the recommended supplemental agreement, SMA will provide design-build support services, including review of the

design-builder's design, construction documents, and submittals for conformance with the scoping documents for a not-to-exceed amount of \$100,000, which increases the total contract to \$465,360.

Green Building/Sustainable Design Program

Although the new pool building will be less than the 10,000 square feet size threshold for the County's Energy and Environmental Policy, the Project will be designed to achieve the United States Green Building Council Leadership in Energy and Environmental Design Silver level certification by incorporating sustainable design features to optimize energy and water use efficiency, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1); Children, Family, and Adult Well-Being (Goal 2); and Community and Municipal Services (Goal 3), by investing in public infrastructure that will enhance recreational opportunities for County residents.

FISCAL IMPACT/FINANCING

The total Project cost including programming, scoping documents, consultant services, plan check, construction, civic art allocation, miscellaneous expenditures, and County services, is currently estimated at \$10,003,322, which reflects an increase of \$1,500,000 from the previously approved budget of \$8,503,322. This reflects increased construction costs based on the completed scoping documents, a compressed construction schedule, and requirements for the upgraded on-site fire hydrant.

Sufficient appropriation is available in the Fiscal Year 2010-11 Capital Project/Refurbishment Budget for the Arcadia Park Pool and Pool Building Renovation Project (Capital Project No. 86486). The Project Schedule and Budget Summary are detailed in Attachment A.

The Project is funded with \$2,083,322 of County Specified Funds under the Safe Neighborhood Parks Propositions of 1992 and 1996, \$2,870,000 of Vehicle License Fee Gap Loan Funds, \$3,200,000 of Utility Users Tax funding allocated to the Fifth Supervisorial District, \$1,500,000 net County costs allocated for Enhanced Unincorporated Area Services (Proposition 62 funds), and \$350,000 in prior year net County cost.

Operating Budget Impact

Following completion of the Project, the Department of Parks and Recreation (Parks and Recreation) anticipates one-time operating costs of \$5,000 for signage and dedication; and ongoing operating costs of \$48,000 annually for recreation personnel, utilities, and grounds maintenance supplies.

Parks and Recreation has worked with the Chief Executive Office to determine the appropriate level of funding and has requested this funding as part of its Fiscal Year 2011-12 Proposed New Facilities request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 26, 1997, your Board acting as the governing body of the Los Angeles County Regional Park and Open Space District (District), adopted the Youth Employment Policy for projects funded by the Safe Neighborhood Parks Proposition of 1992 and 1996 (Proposition A). The District requires that a Youth Employment Plan for each Proposition A funded project be adopted by the governing body of the grantee at a duly noticed public meeting. Approval of the Youth Employment Plan (Attachment C) for Arcadia Park Pool and Pool Building Renovation Project will comply with the District's policy.

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, the Arcadia Park Pool and Pool Building Renovation Project includes one percent of design and construction costs to be allocated to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from the provisions of CEQA. The Project, to demolish an existing pool building, competition pool and wading pool and construct a new pool building, competition pool and combined recreation/therapy and splash pool at the existing Arcadia Park aquatic complex site, along with associated site improvements, including replacement of walkways, fencing, and underground utilities, installation of landscaping, minor grading for the pool deck and abandonment of the existing pool building basement, as well as upgrade of an existing on-site fire hydrant, is within certain classes of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(f) and (l), 15302(b), 15303(e), and 15304(a) and (b) of the State CEQA Guidelines, and Classes 1(h), 1(b), 2(a), 3(b), and Class 4(a) and (c), of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

The Project involves negligible or no expansion of the existing aquatic complex center facilities and the replacement facilities will be located on the same site and will have the same purpose and capacity as the structures replaced. In addition, the Project is not located in a sensitive environment and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

A cultural resources assessment of Arcadia Park, including the existing aquatic complex, was conducted to determine if the park may be considered a historical resource for the purposes of CEQA due to the age of the park facilities. The assessment determined that although Arcadia Park is not eligible for listing in the National Register of Historic Places (NRHP), the park is eligible for listing in the California Register of Historical Resources (CRHR) as a Historic District (District) due to its association with events that have made a significant contribution to the broad patterns of California's history. Of the 25 buildings and structures within the park boundaries, 10 are considered to be contributors and 15 are considered to be noncontributors to the CRHR-eligible District. Therefore, the District is considered to be a historical resource under CEQA. Included among the structures determined not to be CRHR-contributing structures are the pools and the pool building at the aquatic complex which are the subject of the proposed project due to alterations performed to the structures since construction. A separate structure consisting of the tennis pro shop/grandstand seating/bathroom building is located west of the aquatic complex and is determined to be a contributing structure to the CRHR eligible District. However, no changes to this structure are included in the Project scope. The assessment, completed by a qualified Architectural Historian, found that demolition of the pools or pool building could result in a substantial adverse change to the District but that the potential impact could be avoided through Project design. Subsequent to the completion of the cultural resources assessment and upon completion of the scoping documents with the proposed Project design, which was undertaken in consultation with the qualified Architectural Historian, a Project review regarding cultural resources determined that the proposed Project, as designed, would not result in a substantial adverse change to any historic resource and that the Project as designed complies with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. No mitigation is required. Public Works will review the final design with the qualified Architectural Historian to determine whether any additional actions are necessary under CEQA prior to Project implementation and will return to your Board for any further necessary approvals.

Upon your Board's approval of the proposed Project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On December 9, 2010, Public Works issued the first part of the RFP to prequalify prospective design-build firms while the scoping documents were being prepared by SMA. This contract opportunity was listed in the County's Doing Business with Us website. The first part of the RFP required prospective design-build firms to submit responses to a standardized prequalification questionnaire. On January 18, 2010, 19 firms submitted prequalification questionnaires. Additionally, the RFP specified that the three highest scoring prequalified proposers, identified by the evaluation committee, would be short-listed and invited to participate in the second part of the RFP for submission of technical and cost proposals. The three short-listed firms were CW Driver, PCL, and Tilden Coil Constructors.

On March 17, 2011, Public Works requested technical and cost proposals from the three short-listed prequalified firms, and on April 14, 2011, technical and cost proposals were submitted. On May 5, 2011, the proposals were evaluated and ranked based on technical design, construction expertise, proposed delivery plan, schedule, price, life cycle costs, skilled labor force availability, acceptable safety record, and design-build team personnel and organization. The evaluation was completed without regard to race, creed, color, or gender. PCL's proposal received the highest score and was determined to be the best value in accordance with the provisions of the RFP. A scoring summary of the proposals is included in Attachment B.

A standard design-build contract, in a form previously approved by County Counsel, will be used. The contract will contain terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees regarding the Federal Income Credit (Federal Income Tax law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board directed clauses that provide for contract termination and renegotiation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The existing pool facility will remain open for the upcoming 2011 summer pool season. Construction of the Project is scheduled to start at the end of the 2011 pool season and will be completed before the 2012 pool season. Some make-ready work may be performed during the upcoming summer pool season prior to the start of construction. However, such work will be coordinated with Parks and Recreation staff to avoid any disruption to the pool facility during the summer pool season.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Parks and Recreation; and Department of Public Works, Project Management Division.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:VM:cvb

Attachments

c: Executive Office, Board of Supervisors
Arts Commission
County Counsel
Parks and Recreation
Public Works

June 14, 2011

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
ARCADIA PARK POOL BUILDING AND POOL RENOVATION PROJECT
APPROVE REVISED PROJECT BUDGET
AWARD DESIGN-BUILD CONTRACT
AWARD SUPPLEMENTAL AGREEMENT
APPROVE YOUTH EMPLOYMENT PLAN
SPECS. 6784; CAPITAL PROJECT NO. 86486**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Facility Program	05/27/10*	
Scoping Document Contract Award	10/12/10	10/05/10*
Prequalify Design-Builders	12/30/10	03/08/11
Project Scoping Documents	01/31/11	03/01/11
Award Design-Build Contract	05/31/11	06/14/11
Construction Documents	07/28/11	07/28/11
Jurisdictional Approvals	09/30/11	09/29/11
Demolition	09/30/11	10/07/11
Construction Start	10/03/11	10/10/11
Substantial Completion	05/31/12	06/29/12
Final Acceptance	07/31/12	08/02/12

*Actual Completion Date.

II. PROJECT BUDGET SUMMARY

Project Activity	Board Approved Project Budget	Impact of This Action	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Design-Build Contract (including Demolition and LEED)	\$ 5,600,000	\$ 1,506,721	\$ 7,106,721
Job Order Contract (Demolition)	350,000	(350,000)	0
Job Order Contract (Fire Hydrant)	0	400,000	400,000
Change Orders	557,000	(97,000)	460,000
Departmental Crafts	0	0	0
Youth Employment	0	0	0
Construction Consultants	0	0	0
Misc. Expense (Gordian Group)	5,000	3,919	8,919
Telecomm Equip – Affixed to Building	40,000	0	40,000
Civic Arts	60,000	0	60,000
Other: Utility Connections	50,000	0	50,000
Other: Stipend for the 2nd & 3rd Design-Build Proposers	40,000	(40,000)	0
Subtotal	\$ 6,702,000	\$ 1,423,640	\$ 8,125,640
Programming/Development	\$ 98,000	\$ 0	\$ 98,000
Plans and Specifications (scoping documents and support)	\$ 310,000	\$ 155,360	\$ 465,360
Consultant Services			
Hazardous Materials	\$ 20,000	\$ 0	\$ 20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	100,000	0	100,000
Material Testing	75,000	0	75,000
Cost Estimating	15,000	(15,000)	0
Topographic Surveys	10,000	(10,000)	0
Construction Management	0	0	0
Construction Administration	0	0	0
Environmental (Cultural Resources Assessment)	75,000	(53,000)	22,000
Move Management	0	0	0
Equipment Planning	0	0	0
Legal	0	0	0
Construction/Change Order	0	0	0
Other: Architectural Historian	0	24,000	24,000
Other: Fire Hydrant Design	0	15,000	15,000
Subtotal	\$ 295,000	(\$ 39,000)	\$ 256,000
Miscellaneous Expenditures	\$ 18,322	\$ 0	\$ 18,322
Jurisdictional Review/Plan Check/Permits	\$ 47,000	\$ 0	\$ 47,000
County Services			
Code Compliance and Quality Control Inspections	\$ 310,000	(\$ 40,000)	\$ 270,000
Design Review	80,000	(39,080)	40,920
Design Services	0	18,200	18,200
Contract Administration	57,000	20,880	77,880
Project Management	536,000	(27,543)	508,457
Project Management Support Services	0	0	0
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	0	0	0
ISD ITS Communications	10,000	0	10,000
Project Security	0	0	0
Project Technical Support	25,000	27,543	52,543
Office of Affirmative Action	15,000	0	15,000
County Counsel	0	0	0
Subtotal	\$1,033,000	(\$ 40,000)	\$ 993,000
TOTAL	\$8,503,322	\$1,500,000	\$10,003,322

June 14, 2011

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
ARCADIA PARK POOL BUILDING AND POOL RENOVATION PROJECT
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DESIGN-BUILD PROPOSAL SUMMARY

Proposer	Best Value Score (Max. Score = 1,000)	Base Price Proposal	Alternate 1	Alternate 2
PCL	875.50	\$6,877,790	\$161,126	\$ 67,805
CW Driver	850.75	\$6,289,264	\$135,758	\$125,785
Tilden Coil Constructors	811.75	\$6,889,069	\$169,690	\$219,969

Alternate 1: Demolition of the existing pool facilities.

Alternate 2: Inclusion of the United States Green Building Council Leadership in Energy and Environmental Design Silver level certification for the project.

ATTACHMENT C

**DEPARTMENT OF PARKS AND RECREATION:
ARCADIA PARK POOL BUILDING AND POOL RENOVATION PROJECT
CAPITAL PROJECT NO. 86486; GRANT NO. P008-11-0894**

YOUTH EMPLOYMENT PLAN

BACKGROUND (Scope of Work)

The project will consist of demolition of the existing approximately 7,300-square-foot pool building, 8,400-square-foot competition swimming pool, and 3,200-square-foot wading pool; development of a new aquatic complex, including an approximately 8,200-square-foot pool building with changing rooms, restrooms, a classroom, staff offices, and storage, utility, and mechanical rooms; and construction of a 6,150-square-foot competition swimming pool, a 6,300-square-foot recreation and therapy swimming pool with an integrated splash pool, and associated site improvements, including replacement of walkways, fencing, benches, and underground utilities and installation of ornamental landscaping at the aquatic complex. Also, as part of the project, an existing on-site fire hydrant will be upgraded to meet the current fire flow protection requirements for the new aquatic complex.

Tasks That may be Performed by At-Risk Youth

The Department of Parks and Recreation (Department) will utilize youth for general maintenance and servicing, including grounds maintenance and programming whenever feasible.

Estimated Cost of Youth Employment

The Department has a youth employment budget and employs youth whenever feasible. The cost of using youth is flexible and dependent upon the services needed.

Method of Youth Employment

The Department employs youth to work in various areas of the Department through its Youth Enhancing Parks Program. This program allows the Department to recruit youth to work on projects based on their training, experience, and physical class. In addition, the Department requires contractors to make a good faith effort to employ at-risk youth from the community in which the project is being constructed.

Youth Employment Goal:

Under the provisions of the Los Angeles County Regional Park and Open Space District's policy on employment of youth, the Youth Employment Minimum Obligation of the County of Los Angeles in the amount of \$15,739,750 has been met.